



St. Albans Road  
Arnold, Nottingham NG5 6GT

A FOUR-BEDROOM, EXTENDED  
DETACHED FAMILY HOME SITUATED IN  
ARNOLD, NOTTINGHAM.

**Guide Price £315,000 Freehold**





**\*\* IDEAL EXTENDED FAMILY HOME \*\***

Robert Ellis Estate Agents are delighted to bring to the market this fantastic FOUR-BEDROOM, EXTENDED DETACHED FAMILY HOME situated in the heart of Arnold, Nottingham.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for growing families.

Driving the benefits you would expect from a modern property such as full gas central heating and double glazing throughout. However, the current owners have greatly improved the property with gardens to the front and rear along with an extended kitchen, conservatory and ground floor bedroom/additional reception room.

Upon entry, you are greeted by the entrance hallway which leads through to bedroom four/reception room, the open plan lounge diner with a bow window overlooking the front garden. This in turn leads to the fitted extended kitchen diner. The kitchen diner also has door opening onto the conservatory with French doors allowing access to the patio area of the landscaped rear garden. The stairs lead to the landing, the first double bedroom, the second double bedroom, third bedroom and family bathroom.

At the front of the house is a driveway and front garden. As previously mentioned, the garage has been converted into a bedroom/reception room, however this would make an ideal home office or playroom subject to the buyers' needs and requirements.

This is the ideal property for any growing family. If you would like to arrange your viewing, please contact the office. VIEWING RECOMMENDED, SELLING WITH NO UPWARD CHAIN.





#### Entrance Hallway

5'2 x 3'1 approx (1.57m x 0.94m approx )

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation. Wall mounted alarm control panel. Ceiling light point. Internal doors leading into

#### Open Plan Lounge Diner

20'5 x 11'3 approx (6.22m x 3.43m approx)

This dual aspect open plan lounge diner benefits from having UPVC double glazed windows to both the front and rear elevations with ample space for both living and dining areas. 2 x Wall mounted radiators. Ceiling light points. Coving to the ceiling. Feature fireplace incorporating a stone surround and hearth with insert living flame gas fire. Staircase leading to the first-floor landing. Built-in under the stairs storage cupboard providing useful additional storage space. Panel doors leading through to the extended kitchen diner.

#### Bedroom 4 / Reception Room

8'7 x 16'6 approx (2.62m x 5.03m approx )

This versatile additional reception space is currently used as a bedroom, however it would offer several alternative uses subject to buyers needs and requirements. UPVC double glazed sectional bow window to the front elevation. Laminate floor covering. Wall mounted radiator. Ceiling light point. Wall mounted electrical consumer unit.

#### Extended Kitchen Diner

10'3 x 16'9 approx (3.12m x 5.11m approx)

UPVC double glazed windows to rear and side elevations. Tiled splash backs. Wall mounted radiator. Ceiling light point. A range of matching wall and base units incorporating laminate and tile worksurfaces above. Integrated eye level double oven. 4 ring stainless steel gas hob with built in extractor unit above. Double stainless-steel sink with dual heat tap up over. Space and point for a freestanding fridge freezer. Space and point for a freestanding tumble dryer. Space and plumbing for an automatic washing machine. Space and plumbing for a freestanding dishwasher. Wall mounted gas central heating boiler. Ample space for dining table. Internal UPVC double glazed door leading through to the conservatory.

#### Conservatory

8'3 x 13'8 approx (2.51m x 4.17m approx)

UPVC double glazed French doors leading to the landscaped garden to the rear. UPVC double glazed windows to the rear and side elevations. Brick-built dwarf walls. Wall light points. Ceiling light point with built-in fan. Ample sockets.

#### First Floor Landing

UPVC double glazed window to the side elevation. Wall mounted radiator. Ceiling light point. Loft access hatch with pull down ladder panel. Internal doors leading into bedroom 1, 2, 3 and family the bathroom.

#### Bedroom 1

9'11 x 12'9 approx (3.02m x 3.89m approx)

UPVC double glazed window to the front elevation. Laminate floor covering. Wall mounted radiator. Ceiling light point.

#### Bedroom 2

8'8 x 8'2 approx (2.64m x 2.49m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point.

#### Bedroom 3

7'4 x 10'6 approx (2.24m x 3.20m approx)

UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point.

#### Family Bathroom

7'2 x 10'6 approx (2.18m x 3.20m approx)

2 x UPVC double glazed windows to the rear elevation. Linoleum floor covering. Tiled splash backs. Heated towel rail. Ceiling light point. Extractor fan. Four-piece suite comprising of a panel bath, walk-in shower enclosure featuring electric Mira shower above pedestal hand wash basin and a low level flush WC. Airing cupboard housing hot water cylinder with additional storage above.

#### Front of Property

To the front of the property there is a double driveway providing off the road parking, pathway to the front entrance door, wall to the front boundary and mature shrubbery and trees planted to the borders creating ideal screening.

#### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, secure gated access to the front elevation, paved patio area, security lighting, raised flower beds, mature shrubbery and trees planted to the borders and fencing to the boundaries.

#### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

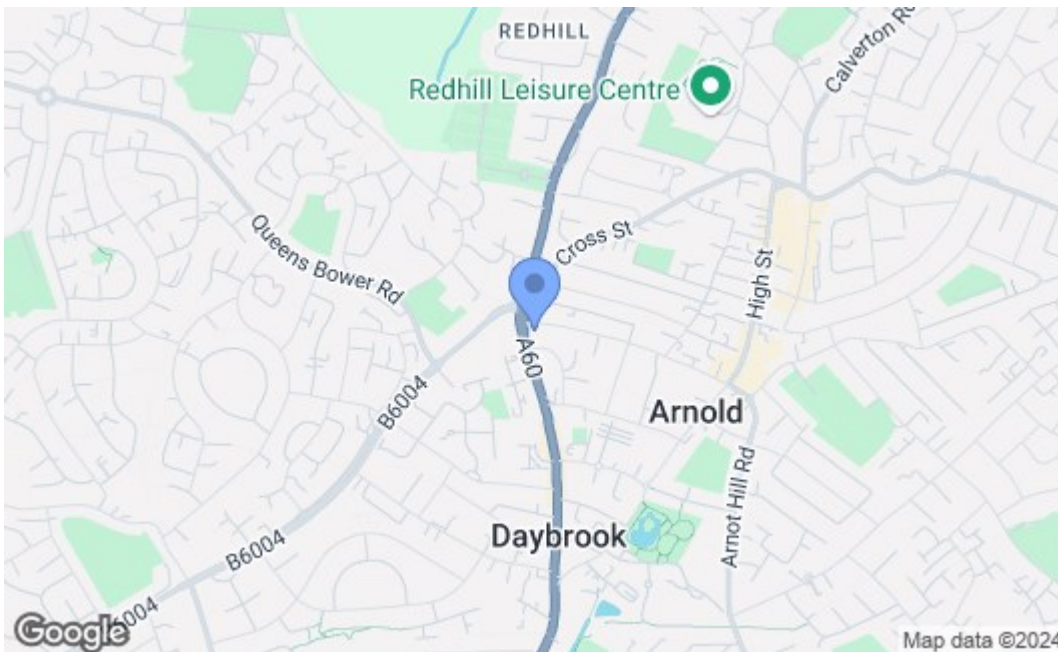
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

995NM/SM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.